

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
3W/8 Seling Avenue, 256.81' SE *
of the c/l of Woodhaven Road * DEPUTY ZONING COMMISSIONER
(1331 Seling Avenue) *
14th Election District * OF BALTIMORE COUNTY
7th Councilmanic District *
* Case No. 96-309-SPH
American Legion Rosedale Post #180 *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 1331 Seling Avenue, located northwest of Philadelphia Road across from Pinecrest Road in Rosedale. The Petition was filed by the owner of the property, American Legion Rosedale Post No. 180, through James H. Steeg, Sr., Commander, and their attorney, Norman R. Stone, Jr., Esquire. The Petitioners seek approval, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of amendments to the previously approved site plans in Case Nos. 984 and 63-107-V to permit an existing building (pavilion) to be located in a flood plain, pursuant to Section 517.2 of the Baltimore County Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were James H. Steeg, Sr., Commander, Post No. 180 of the American Legion, Frank S. Lee, Property Line Surveyor, and Norman R. Stone, Jr., Esquire, attorney for the Petitioners. A great many members of American Legion Post 180 attended the hearing. Also, Mr. Rick Wisnom, a representative of the Code Enforcement Section of the Department of Permits and Development Management (PDM)

ORDER RECEIVED FOR FILING

Date

By

appeared at the hearing. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 7 acres of land, zoned D.R. 5.5, and is the site of the American Legion Rosedale Post No. 180. This property was the subject of prior Case Nos. 984 and 63-107-V in which a special permit and subsequent variance were granted for the existing uses on the property. At the present time, the property is improved with a meeting building, metal storage shed, and beef pit. The Petitioners recently commenced construction of a pavilion on the property in the location shown on the site plan marked as Petitioner's Exhibit 1. The proposed pavilion will be an open structure with a peaked roof overhead to provide protection when outdoor parties and gatherings are held. Presently, a concrete slab has been poured and there are concrete block open walls. There will be no electric or plumbing for this pavilion.

As can be seen from the site plan, almost the entire property is located within the 100-year flood plain, except for a small portion of the site towards the front of the property. Therefore, the proposed pavilion will be located within the flood plain, as are most all of the existing improvements. The Petitioners have applied for a building permit but have not received approval pending the outcome of the special hearing relief. Thus, the relief requested is necessary in order to proceed as proposed.

On behalf of the Code Enforcement section of PDM, Mr. Rick Wisnom testified that the position of his office is that the proposed pavilion is acceptable to them, provided the building remains an open air structure and is not enclosed. Therefore, my approval of this special hearing shall be contingent upon the structure remaining open.

After due consideration of the testimony and evidence presented,

ORDER RECEIVED FOR FILING
Date 5/13/96
By [Signature]


RECEIVED

it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of April, 1996 that the Petition for Special Hearing seeking approval of amendments to the previously approved site plans in Case Nos. 984 and 63-107-V to permit an existing building (pavilion) to be located in a flood plain, pursuant to Section 517.2 of the Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is conditioned upon the proposed pavilion remaining an open air structure. Therefore, at no time shall this structure be enclosed.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 4, 1996

Norman R. Stone, Jr., Esquire
6905 Dunmanway
Dundalk, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
SW/S Seling Avenue, 256.81' SE of the c/l of Woodhaven Road
(1331 Seling Avenue)
14th Election District - 7th Councilmanic District
American Legion Rosedale Post #180 - Petitioner
Case No. 96-309-SPH

Dear Mr. Stone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. James H. Steeg, Sr.
Commander, American Legion Rosedale Post #180
1331 Seling Avenue, Baltimore, Md. 21237

People's Counsel

File

ENCLOSURE





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

1331 Seling Avenue

96-309-SPH

which is presently zoned

DR 5.5 & DR 16

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve Pursuant to Section 500.6

BCZR Sect. 517.2 Building Code & Sect. 26-276, 26-670, 26-172 (a)(3)

BCC to permit an existing building in a flood plain & to amend previously approved plan (Zoning Case #984 & 63-107 V.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

American Legion Rosedale Post #180, Inc.

(Type or Print Name)

Signature

James H. Steeg, Sr. - Commander

(Type or Print Name)

Signature

1331 Seling Avenue 21237 866-1999

Address

Phone No

Balto MD 21237

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

JAMES H. STEEG, SR. COMMANDER

Name

8218 DORSET AVE. 866-1999

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY:

DATE

2/12/96

ORDER RECEIVED FOR FILING

Attorney for Petitioner

Norman R. Stone Jr.

(Type or Print Name)

Signature

288-5270

8905 Dunmanway

Phone No

Bundalk, Md.

Md.

21222

State

Zipcode

Date By

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

#307

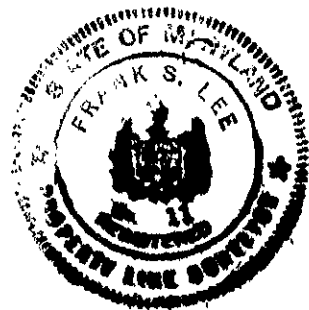
96-309-SPH

November 27, 1995

Rosedale American Legion Post # 180
1331 Seling Avenue
Baltimore, Maryland 21237

Beginning for the same on the southwest side of Seling Avenue at the distance of 256.81 feet measured southeasterly along the southwest side thereof from the center of Woodhaven Road, thence binding on Seling Avenue the four following courses and distances: South 49 degrees 39 minutes 29 seconds East 18.29 feet, by a line curving to the right with a radius of 663.77 feet for a distance of 21.71 feet, North 42 degrees 26 minutes 34 seconds East 13 feet and by a line curving to the right with a radius of 674.49 feet for a distance of 226.02 feet, thence leaving Seling Avenue for fifteen lines of division as follows: South 53 degrees 58 minutes 50 seconds West 149.16 feet, South 16 degrees 15 minutes 10 seconds East 282.80 feet, South 54 degrees 04 minutes West 110 feet, South 39 degrees 31 minutes 43 seconds West 142.04 feet, South 27 degrees 31 minutes 43 seconds West 125.25 feet, South 37 degrees 41 minutes 43 seconds West 123 feet, North 59 degrees 53 minutes 44 seconds West 164 feet, North 10 degrees 08 minutes 39 seconds West 310 feet, North 28 degrees 23 minutes 21 seconds East 118 feet, South 47 degrees 55 minutes 21 seconds West 210 feet, North 40 degrees 20 minutes 31 seconds East 575.25 feet, South 49 degrees 39 minutes 29 seconds East 40 feet and North 40 degrees 15 minutes 11 seconds East 194.68 feet to the place of beginning.

Containing 7 acres of land more or less.



96-309 SPH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14

Date of Posting 3/8/96

Posted for: Special Hearing

Petitioner: Rosedale Amherstman Legion

Location of property: 1331 Selig Ave.

Location of Signs: Front of Property

Remarks: _____

Posted by Gary Freund Date of return: 3/8/96
Signature

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 1400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #88-308-SPH
(Item 307)
1331 Belling Avenue - Rose-
dale American Legion
SW/S Belling Avenue, 256.81'
SE of W Woodhaven Road
14th Election District
7th Councilmanic
Legal Owner(s):

American Legion Rose-
dale Post #180, Inc.

Special Hearing: to permit
an existing building in a flood
plain and to amend previously
approved plan (zoning case
#984 and #63-107-V).

Hearing: Monday, March 25,
1996 at 2:00 p.m. in Rm. 118,
Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations.
Please Call 887-3353.

(2) For information concern-
ing the file and/or hearing,
Please Call 887-3391.

2/29/96 Feb 29 634868

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/29, 1996

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 2/29, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

PUBLISHED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 075871

96-309-SPH

DATE 2/15/96

ACCOUNT OF 615

Item 307

By MJK

AMOUNT \$ 285.00

RECEIVED
FROM:

American Legion Post - 1331 Seely Ave

040- Special Harry - \$ 250.00
000- * sign - \$ 35.00

\$ 285.00

FOR:

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 307 Petitioner: American Legion Rosedale Post # 180, Inc

Location: 1331 Seling Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: American Legion Rosedale Post # 180, Inc.

ADDRESS: 1331 Seling Avenue

Baltimore MD 21237

PHONE NUMBER: (410) 866-1999

TO: PUTTIXENT PUBLISHING COMPANY
February 29, 1996 Issue - Jeffersonian

Please forward billing to:

American Legion Rosedale Post #180
1331 Seling Avenue
Baltimore, MD 21237
866-1999

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

5PH
CASE NUMBER: 96-309-(Item 307)
1331 Seling Avenue -- Rosedale American Legion
SW/S Seling Avenue, 256.81' SE of c/l Woodhaven Road
14th Election District - 7th Councilmanic
Legal Owner: American Legion Rosedale Post #180, Inc.

Special Hearing to permit an existing building in a flood plain and to amend previously approved plan (zoning case #984 and #63-107-V).

HEARING: MONDAY, MARCH 25, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 26, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-309-SPH(Item 307)
1331 Seling Avenue -- Rosedale American Legion
SW/S Seling Avenue, 256.81' SE of c/l Woodhaven Road
14th Election District - 7th Councilmanic
Legal Owner: American Legion Rosedale Post #180, Inc.

Special Hearing to permit an existing building in a flood plain and to amend previously approved plan (zoning case #984 and #63-107-V).

HEARING: MONDAY, MARCH 25, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

cc: American Legion Rosedale Post #180, Inc.
Norman R. Stone, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 18, 1996

Norman R. Stone, Jr., Esquire
6905 Dunmanway
Dundalk, Maryland 21222

RE: Item No.: 307
Case No.: 96-309-SPH
Petitioner: Am. Legion Rosedale
Post #180, Inc.

Dear Mr. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 12, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 1, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 1996
Item No. 307

The Development Plans Review Division has review the subject zoning item. In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least one foot over the floodplain elevation in all construction.

RWB:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 3-13-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 2-26-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

307

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 305, 306, 307, 308, 310, 311, 313, 314, and 315

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Dan L. Keene

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 26, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

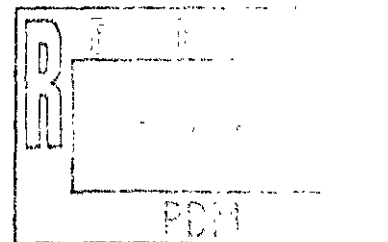
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 306, 307, 308, 311, 312,
313, 314 & 315. 8

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

UNFILMED





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-27-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 307 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

RECORDED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
1331 Seling Ave. (Rosedale American Legion)		
SW/S Seling Avenue, 256.81' SE of c/l	*	ZONING COMMISSIONER
Woodhaven Road, 14th Election District,		
7th Councilmanic	*	OF BALTIMORE COUNTY
American Legion Rosedale Post #180, Inc.	*	CASE NO. 96-309-SPH
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

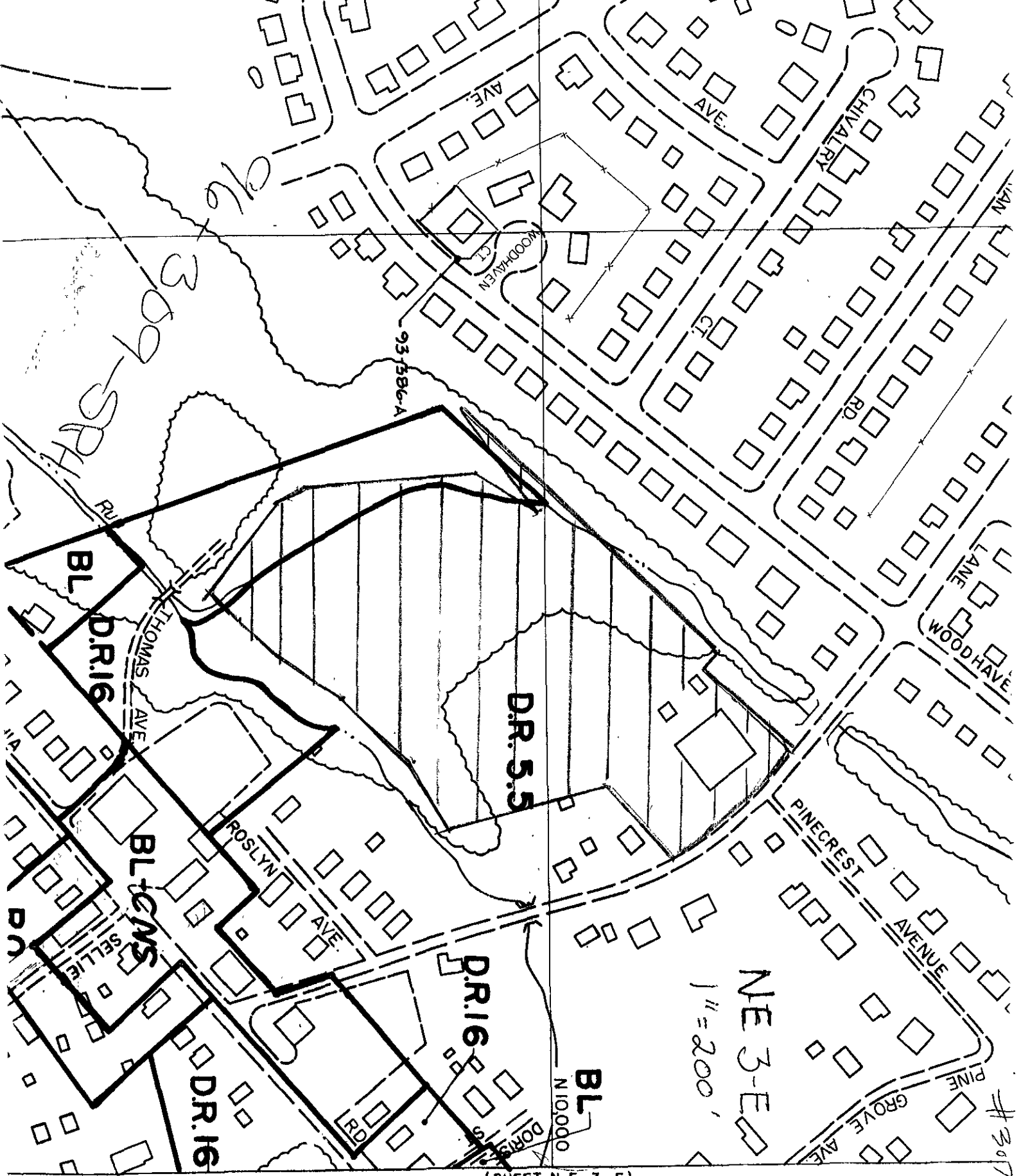
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of March, 1996, a copy of the foregoing Entry of Appearance was mailed to Norman R. Stone, Jr., Esquire, 6905 Dunmanway, Baltimore, MD 21222, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

106-208-0000



(SHEET N.E. 3-F)

We the undersign do hereby state we are knowledgeable of and not opposed to the American Legion #180 located at 1331 Seling Ave. Rosedale, Maryland 21237 in requesting a special permit granting permission to build a picnic pavilion on their property in the rear of the main building.

Name	Address	Years of Residence
1. W. H. Dulaney	5304 Manerwood Ave.	40
2. Bud Royman	1417 Rosewick Ave	42
3. John Starkant	415 Potomac Ave	43
4. Edward Fisher	5711 Daybreak Terr	39
5. Louis Beck	2516 Kendover Rd	46
6. Bill Johnson	1305 KOSWICK AVE 21237	45
7. Frank Kozan	1218 Spring Ave 21237	33
8. Donald Trojan	4310 Willshire Ave	40
9. Thomas W. Conneely Jr.	8411 Avery Rd	45
10. Robert S. Reichel	1007 ROSEDALE AVE 21237	28
11. Frank Mesheul	7925 35TH ST. 21237	40
12. K. Symanowski	1318 Seling Ave. 21237	25
13. Mel Berk	1320 Seling ave 21237	29
14. Fred T. Stalling	8104 Pinecroft Ave 21237	71
15. Jack W. W.	1516 SELING AVE	40
16. Nancy Rety	1402 Seling Ave	8
17. William Prucha	8103 Woodhaven	39
18. Walter J. Kysling	8105 WOODHAVEN BR	24
19. Timor Lueck	8107 Woodhaven Rd.	30
20. Joe Burke	1503 Seling Ave	39
21. Mary Fuchs	1503 Seling Ave	39
22. J. Lewis Bender	1505 SELING AVE.	38
23. Mary Bender	1505 Seling Ave	38
24. Charles Smith	1506 Seling Ave.	37
25. Dorothy Smith	1506 Seling Ave 1	37
26. Wm. M. L. Ford	1507 Seling Ave	38
27. Joe Marie Montour	1508 Seling Ave	38

We the undersign do hereby state we are knowledgeable of and not opposed to the American Legion #180 located at 1331 Seling Ave. Rosedale, Maryland 21237 in requesting a special permit granting permission to build a picnic pavilion on their property in the rear of the main building.

Name	Address	Years of Residence
1. Michael Shoul	2805-E Cold Stream Way	1
2. F. J. Holtzner	11415 PINE RD	60 YRS
3. BILL PENNELL	3 HONEYSUCKLE LANE	31 1/2 YRS
4. John Wase	8215 Analee Ave	36 YRS
5. Rosalie Wase	8215 Analee Ave	36 yrs
6. William Wase	8217 Analee Ave	4 1/2 yrs
7. Ronald S. Wase	8309 Analee Ave	30 YRS
8. Donald B. Wase	8325 Analee AVE	18 YRS
9. Mark Wase	8342 Analee Ave	30
10. F. Scherfeler	8307 Analee Ave	20
11. Jean Scherfeler	8307 Analee Ave	20
12. Anne B. Lewis	8203 Edwille Ave	34
13. George W. Shea	8209 Edwille Ave	33
14. Mary S. Shea	8209 Edwille Ave	33
15. Frank Totash	8206 Edwille Ave	17
16. Franklin J. Varick	8032 NEIGHBORS AVE	38
17. Catherine D. Varick	8032 Neighbors Ave	30
18. James J. Thompson	8101 Sagamore Rd	29
19. Mrs. Montalbano	800 Sagamore Rd	26
20. Doris Golombeski	8000 Sagamore Rd	13
21. Ed Golombeski	8000 Sagamore Rd	13
22. Carroll J. Glaser	8016 Canadoc Drive	30
23. Wilbur J. Glaser	1600 Canadoc Ave	30
24. Jim O'Sullivan	1508 BRIAN ROAD	12 1/2
25. Patricia A. Sennaro	1508 Brian Road	12 1/2
26. Ed E. Strick	1510 Brian Rd	28
27. Ed E. Strick	" " "	"

We the undersign do hereby state we are knowledgeable of and not opposed to the American Legion #180 located at 1331 Seling Ave. Rosedale, Maryland 21237 in requesting a special permit granting permission to build a picnic pavilion on their property in the rear of the main building.

Name	Address	Years of Residence
1. <i>Joseph R. Novak</i>	1502 Seling Ave	37 yrs
2. <i>Joseph R. Novak</i>	1500 Seling Ave	38 yrs
3. <i>Karl Rosend</i>	4914 FRANKFORD AVE	18 yrs
4. <i>H. Ralph Melin</i>	8306 Sagramore Rd	27 years
5. <i>Earl Arthur</i>	8701 Goldwood Rd.	28 yrs
6. <i>Rick Stast</i>	3218 E NORTH HANPKY	30 yrs
7. <i>Ed March</i>	6701 Kenwood Ave	27 30 yrs
8. <i>Rita Patchford</i>	5447 Belair Rd.	19 yrs.
9. <i>Ed Messamer</i>	1814 Wellamr	45 yrs
10. <i>MIKE Hyde</i>	5717 ONNEN RD	27 yrs
11. <i>Fou Bullin</i>	3120 Foster Ave	50 yrs
12. <i>Joe Draballa</i>	1118 Hemitt Way	32 yrs
13. <i>Joseph J. Sch</i>	1327 Pine Grove Rd.	4 yrs.
14. <i>John Price</i>	5709 HAMILTON AVE	74 yrs
15. <i>Albert Downey</i>	5007 E Preston St	2
16. <i>John W. H. H.</i>	791 Roke Farm Lane	1 1/2 yrs
17. <i>Dennis H. H.</i>	991 Roke Farm Lane	1 1/2 yrs
18. <i>Dennis H. H.</i>	7815 Chestnut Place	15 yrs
19. <i>Ronald Bales</i>	2301 HOLYOME RD	23 yrs
20. <i>M. Dnatowski</i>	2301 HOLYOME RD	23
21. <i>Tommy H. H.</i>	156 K. H. H. Rd	56
22. <i>John J. Miller</i>	5200 Sheila Rd	35
23. <i>John Shepherd</i>	1912 Wilhelm Ave.	5 yrs
24. <i>Stanley Paz Gunders</i>	8509 Akron Rd	32 yrs
25. <i>Joseph B. Andresini</i>	409 St. Patrick Rd. 21246	31 yrs
26. <i>JERRY SEUL JR</i>	1033 ENSOR DR.	12 yrs

We the undersign do hereby state we are knowledgeable of and not opposed to the American Legion #180 located at 1331 Seling Ave. Rosedale, Maryland 21237 in requesting a special permit granting permission to build a picnic pavilion on their property in the rear of the main building.

Name	Address	Years of Residence
1. Doug Shaul	8062 Roslyn Ave	46 years
2. Ted & Mary Huppert	8060 Roslyn Ave.	72 years
3. Ronald R. Brown Jr	8066 Roslyn Ave	4 years
4. Homer H. Jones	8061 Roslyn Ave	45 YEARS
5. James C. Kinnick	8054 Roslyn Ave	3 yrs.
6. Duane Wilson	8311 Analee Ave	7 YEARS
7. Anne M. Schaefer	8343 Old Phila Rd.	50 yrs.
8. Vernon & Pat Hodges	4900 Ridge Rd.	20 yrs.
9. Mrs. M. E. W. W. W. W.	5960 Phila. Hwy	48 yrs.
10. Robert Thoma	1931 W. 18th St. Rd	40 yrs
11. Simon Polkowski	7252 Gough St. 21224	41 years.
12. D. Pickinpaugh	1 Summer Ct. 21237	17 years
13. Frederick G. Steen	4561 SHAMROCK AVE	36 yrs
14. Donald E. Rothwell	1121 K. VANDERBILT WAY	35 YRS.
15. Norman York	7816 ALFRED AVE	32 YRS
16. John V. White	8203 ANALEE AVE	35. YRS
17. Gary Adams	8035 NEIGHBORS AVE.	4 YRS.
18. Donald C. Edmister	5104 M. FAUL RD.	35 yrs
19.		
20.		
21.		
22.		
23.		
24.		
25.		
26.		
27.		

IN RE: PETITION FOR SPECIAL HEARING
of the c/l of Woodhaven Road
(1331 Seling Avenue)
14th Election District
7th Councilmanic District
American Legion Rosedale Post #180
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-309-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 1331 Seling Avenue, located northwest of Philadelphia Road across from Pinecrest Road in Rosedale. The Petition was filed by the owner of the property, American Legion Rosedale Post No. 180, through James H. Steeg, Sr., Commander, and their attorney, Norman R. Stone, Jr., Esquire. The Petitioners seek approval, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of amendments to the previously approved site plans in Case Nos. 984 and 63-107-V to permit an existing building (pavilion) to be located in a flood plain, pursuant to Section 517.2 of the Baltimore County Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were James H. Steeg, Sr., Commander, Post No. 180 of the American Legion, Frank S. Lee, Property Line Surveyor, and Norman R. Stone, Jr., Esquire, attorney for the Petitioners. A great many members of American Legion Post 180 attended the hearing. Also, Mr. Rick Wianon, a representative of the Code Enforcement Section of the Department of Permits and Development Management (PDM)

appeared at the hearing. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 7 acres of land, zoned D.R. 5.5, and is the site of the American Legion Rosedale Post No. 180. This property was the subject of prior Case Nos. 984 and 63-107-V in which a special permit and subsequent variance were granted for the existing uses on the property. At the present time, the property is improved with a meeting building, metal storage shed, and beef pit. The Petitioners recently commenced construction of a pavilion on the property in the location shown on the site plan marked as Petitioner's Exhibit 1. The proposed pavilion will be an open structure with a peaked roof overhead to provide protection when outdoor parties and gatherings are held. Presently, a concrete slab has been poured and there are concrete block open walls. There will be no electric or plumbing for this pavilion.

As can be seen from the site plan, almost the entire property is located within the 100-year flood plain, except for a small portion of the site towards the front of the property. Therefore, the proposed pavilion will be located within the flood plain, as are most all of the existing improvements. The Petitioners have applied for a building permit but have not received approval pending the outcome of the special hearing relief. Thus, the relief requested is necessary in order to proceed as proposed.

On behalf of the Code Enforcement section of PDM, Mr. Rick Wianon testified that the position of his office is that the proposed pavilion is acceptable to them, provided the building remains an open air structure and is not enclosed. Therefore, my approval of this special hearing shall be contingent upon the structure remaining open.

After due consideration of the testimony and evidence presented,

- 2 -

It is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of April, 1996 that the Petition for Special Hearing seeking approval of amendments to the previously approved site plans in Case Nos. 984 and 63-107-V to permit an existing building (pavilion) to be located in a flood plain, pursuant to Section 517.2 of the Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is conditioned upon the proposed pavilion remaining an open air structure. Therefore, at no time shall this structure be enclosed.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

April 4, 1996

(410) 887-4386

Norman R. Stone, Jr., Esquire
6905 Dunmanway
Dundalk, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
SW/S Seling Avenue, 256.81' SE of the c/l of Woodhaven Road
(1331 Seling Avenue)
14th Election District - 7th Councilmanic District
American Legion Rosedale Post #180 - Petitioner
Case No. 96-309-SPH

Dear Mr. Stone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. James H. Steeg, Sr.
Commander, American Legion Rosedale Post #180
1331 Seling Avenue, Baltimore, Md. 21237

People's Counsel

File

Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING
Date 4/4/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/4/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/4/96
By [Signature]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14 Date of Posting 3/8/96
Posted for: Special Hearing
Petitioner: Rosedale American Legion
Location of property: 1331 Seling Ave.
Location of Sign: Front of Property
Remarks: Any Found
Posted by: [Signature] Date of return: 3/8/96
Number of Signs: 1

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed special hearing on the subject property, located at the intersection of Seling Avenue and Woodhaven Road, in the 14th Election District, 7th Councilmanic District, Baltimore County, Maryland. The hearing will be held on the 4th day of April, 1996, at 1:00 PM, at the County Administration Center, 400 Washington Avenue, Towson, Maryland 21204.

Case #96-309-SPH
(Case No.)
1331 Seling Avenue - Post
#180 American Legion
256.81' SE of the c/l of Woodhaven Road
14th Election District
7th Councilmanic District
Legal Description:
Petitioner: American Legion Rosedale
Post #180, Inc.
Special Hearing to permit an existing building in a flood plain to be used for outdoor parties and gatherings.
Approved site plan Case #96-309-SPH.
Hearing: Monday, March 26, 1996 at 1:00 PM, at the County Administration Center, 400 Washington Avenue, Towson, Maryland 21204.

LAWRENCE L. COHEN
Zoning Commissioner for Baltimore County
APPROVE: (P) Planning and Development, (A) Agriculture, (C) Code Enforcement, (E) Engineering, (F) Finance, (H) Health, (J) Judicial, (M) Municipal, (P) Planning and Development, (S) Safety, (T) Transportation, (U) Utilities, (W) Welfare, (Z) Zoning.
For information contact: Mr. Rick Wianon, Hearing Room, 400 Washington Avenue, Towson, Maryland 21204.

2/28/96 CASH

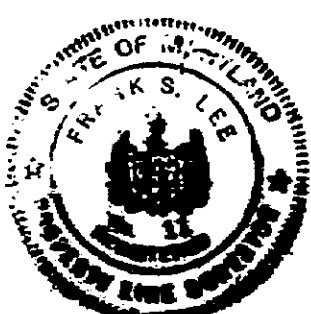
CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/29, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/29, 1996.

THE JEFFERSONIAN,
A. Henickson
LEGAL AD. - TOWSON

PRINTED



Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 1331 Seling Avenue
96-309-SPH which is presently zoned DR 5.5 & DR 16

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve. Pursuant to Section 500.6

BCC Sect. 517.2 Building Code & Sect. 26-276, 26-670, 26-172 (a)(3)
BCC to permit an existing building in a flood plain & to amend previously approved plan (Case #984 & 63-107 V).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessor

(Type or Print Name)

Signature

Address

City State Zip/Code

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City State Zip/Code

We do solemnly declare and affirm, under the penalties of perjury, that true are the legal owners of the property which is the subject of this Petition.

Legal Owner(s):

American Legion Rosedale Post #180, Inc.

(Type or Print Name)

James H. Steeg, Sr.

Signature

James H. Steeg, Sr. - Commander

(Type or Print Name)

Signature

1331 Seling Avenue 21237 866-1999

Address

Baltimore MD 21237

City State Zip/Code

Name, Address and phone number of representative to be contacted.

James H. Steeg, Sr. - Commander

Address

8218 DORSET AVE 866-1999

City State Zip/Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING: 2 h

By following date: Next Two Months

ALL OTHER

REVIEWED BY: [Signature] DATE: 2/28/96

Revised 9/5/95



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 307 Petitioner: American Legion Rosedale Post # 180, Inc.
Location: 1331 Selloy Avenue
PLEASE FORWARD ADVERTISING BILL TO:
NAME: American Legion Rosedale Post # 180, Inc.
ADDRESS: 1331 Selloy Avenue
Baltimore, MD 21204
PHONE NUMBER: (410) 866-1444

Printed with Soybean Ink
on Recycled Paper

12

TO: POTOMAC PUBLISHING COMPANY
February 29, 1996 Issue - Jeffersonian
Please forward billing to:
American Legion Rosedale Post #180
1331 Selloy Avenue
Baltimore, MD 21204
866-1999

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-309-SPH (Item 307)
1331 Selloy Avenue -- Rosedale American Legion
SW/8 Selloy Avenue, 256.41' SE of c/l Woodhaven Road
14th Election District - 7th Councilmanic
Legal Owner: American Legion Rosedale Post #180, Inc.

Special Hearing to permit an existing building in a flood plain and to amend previously approved plan (zoning case #584 and #63-107-4).

HEARING: MONDAY, MARCH 25, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 26, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-309-SPH (Item 307)
1331 Selloy Avenue -- Rosedale American Legion
SW/8 Selloy Avenue, 256.41' SE of c/l Woodhaven Road
14th Election District - 7th Councilmanic
Legal Owner: American Legion Rosedale Post #180, Inc.

Special Hearing to permit an existing building in a flood plain and to amend previously approved plan (zoning case #584 and #63-107-4).

HEARING: MONDAY, MARCH 25, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: American Legion Rosedale Post #180, Inc.
Norman R. Stone, Jr., Esq.

- NOTES: (1) ZONING SIGN AND POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3391.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 18, 1996

Norman R. Stone, Jr., Esquire
6905 Dunmanway
Dunfair, Maryland 21222

RE: Item No.: 307
Case No.: 96-309-SPH
Petitioner: Am. Legion Rosedale
Post #180, Inc.

Dear Mr. Stone:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 12, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (867-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management
SUBJECT: Zoning Advisory Committee Meeting
for March 4, 1996
Item No. 307

The Development Plans Review Division has review the subject zoning item. In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least one foot over the floodplain elevation in all construction.

RWB:jrb

cc: File

2307

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 3-26-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

307

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: February 29, 1996
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 305, 306, 307, 308, 310, 311, 313, 314, and 315

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 867-3480.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kenna

FK/JL

ITEM305A/PZONE/ZAC1

Baltimore County Government Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 26, 1996

Item No.: SEE BELOW Zoning Agenda:

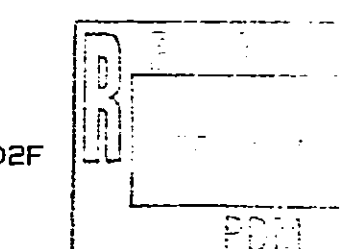
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 306, 307, 308, 311, 312, 313, 314 & 315.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed with Soybean Ink
on Recycled Paper





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 307 (HSP)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

RE: PETITION FOR SPECIAL HEARING
1331 Seling Ave. (Rosedale American Legion)
SH/S Seling Avenue, 256.81' SE of c/l
Woodhaven Road, 14th Election District,
7th Councilmanic
American Legion Rosedale Post #180, Inc.
Petitioner
* * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-309-SPH
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

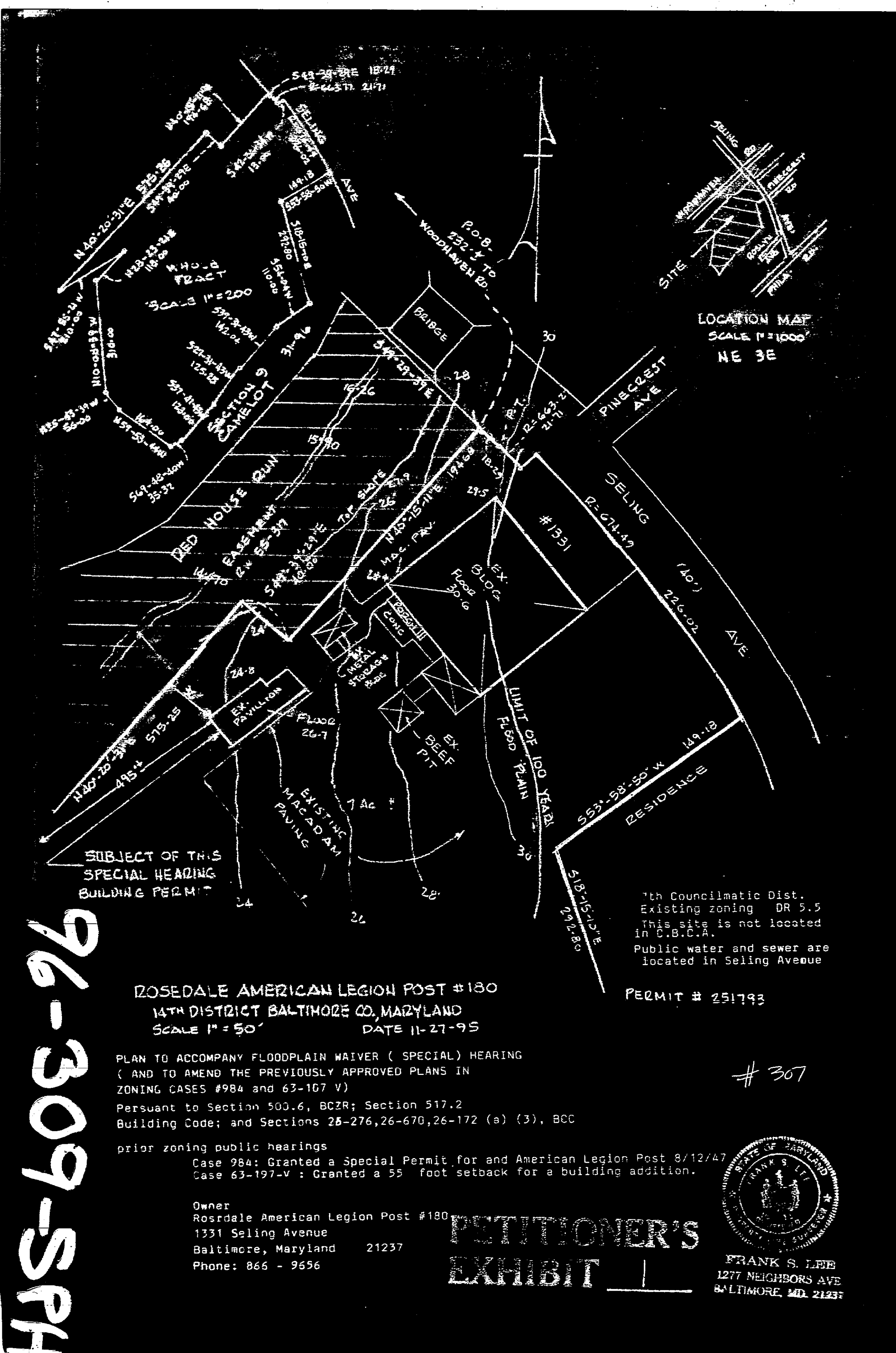
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of March, 1996, a copy of the foregoing Entry of Appearance was mailed to Norman R. Stone, Jr., Esquire, 6905 Dunmanway, Baltimore, MD 21222, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

We the undersign do hereby state we are knowledgeable of and not opposed to the American Legion #180 located at 1331 Seling Ave. Rosedale, Maryland 21237 in requesting a special permit granting permission to build a picnic pavilion on their property in the rear of the main building.

Name	Address	Years of Residence
1. Mr. J. D. Dancy	1304 Woodwood Ave	40
2. Mrs. Dancy	1417 Rosedale Ave	40
3. Mrs. Dancy	415 Seling Ave	43
4. Edward Fisher	5711 Woodlawn Ave	39
5. Louise Beck	2516 Woodlawn Ave	46
6. Bill Johnson	1305 Rosedale Ave 21237	45
7. Frank Hogan	1218 Seling Ave 21237	33
8. Donald Ingle	4300 W. Shaw Ave	40
9. Thomas A. Conroy	5411 Bury Rd	45
10. Mr. & Mrs. B.	1007 Rosedale Ave 21237	28
11. Frank Thierbach	7925 35th St. 21237	40
12. J. Zimnowski	38 Seling Ave 21237	25
13. Meli Beck	1320 Seling Ave 21237	29
14. Fred L. Stalling	5114 Pinecrest Ave 21237	71
15. J. D. Dancy	1510 Seling Ave	40
16. Nancy Roth	1402 Seling Ave	8
17. William P. Packer	8103 Woodlawn	39
18. Helen J. Dancy	8105 Woodlawn Rd	29
19. Frank Dancy	5107 Woodlawn Rd	30
20. J. D. Dancy	1503 Seling Ave	39
21. Mary Dancy	1503 Seling Ave	39
22. J. D. Dancy	1503 Seling Ave	38
23. J. D. Dancy	1505 Seling Ave	38
24. Charles Smith	1506 Seling Ave	37
25. Dorothy Smith	1506 Seling Ave	37
26. J. D. Dancy	1507 Seling Ave	38
27. J. D. Dancy	1508 Seling Ave	38



ROSEDALE AMERICAN LEGION POST #180
14TH DISTRICT BALTIMORE CO, MARYLAND
SCALE 1" = 50'
DATE 11-21-95

PLAN TO ACCOMPANY FLOODPLAIN WAIVER (SPECIAL) HEARING
(AND TO AMEND THE PREVIOUSLY APPROVED PLANS IN
ZONING CASES #98A AND 63-167 V)
Pursuant to Section 500.6, BCZ; Section 517.2
Building Code; and Sections 28-276, 26-670, 26-172 (a) (3), BCC

prior zoning public hearings
Case 98A: Granted a Special Permit for and American Legion Post #180
Case 63-167-V: Granted a 55' foot setback for a building addition.

Owner
Rosedale American Legion Post #180
1331 Seling Avenue
Baltimore, Maryland 21237
Phone: 866 - 9556

PETITIONER'S
EXHIBIT 1



FRANK S. LEE
1277 NEIGHBORS AVE
BALTIMORE, MD 21237